



# Pinellas County

## Staff Report

---

File #: 22-0352A, Version: 1

---

### **Subject:**

Ranking of firms and agreement with Williamson Dacar Associates, Inc. for design services pertaining to the Jail Security Entry Center project. (Companion to Agenda Item No. 14)

### **Recommended Action:**

Approval of the ranking of firms and agreement with Williamson Dacar Associates, Inc. d/b/a Williamson Design Associates (Williamson) for design services pertaining to the Jail Security Entry Center (SEC) project.

- Companion to Granicus item 22-0351A for award of a contract to Creative Contracting pertaining to construction manager at risk services (CMAR) for the SEC project.
- Due to complexities and security concerns, this project will be delivered via a CMAR delivery process. The CMAR process involves hiring two firms, the CMAR and a design firm. Both firms report to the owner and both work together to program, design, price and build the project.
- The new SEC will contain relocated and streamlined prisoner release facilities, including dress out spaces, holding and release processing areas.
- The purpose of this agreement with Williamson is to provide programming/design services and working with CMAR Creative Contracting, establish a guaranteed maximum price (GMP) for construction services for the new SEC and associated infrastructure at the County Detention Center on 49th Street in Clearwater.
- The Board of County Commissioners (BCC) will review two distinct phases of this project for consideration. The First Phase (currently) contains pricing and services to program, design, and price the project. The Second Phase involves the development of a GMP to construct the project and will be presented to the BCC for consideration later.
- Award recommendation is in accordance with the Consultants Competitive Negotiation Act, per Florida Statute 287.055; the upset limit over the seven hundred thirty-day term is \$796,308.00.
- Williamson is a Certified Small Business Enterprise (SBE) with Pinellas County, and they are using Master Consulting Engineers as a subconsultant who is also a Certified SBE with Pinellas County.

Contract No. 21-0489-NC(PLU); upset limit over the seven hundred thirty-day term is \$796,308.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs.

### **Summary:**

The County is designing a new SEC and associated infrastructure for the County jail located at 49th

St. in Clearwater. It is the County's intent to hire an Architectural Firm to perform design and maintain post-design services through completion of construction.

The project initially will consist of Demolition of the existing buildings Mini 1 and Mini 2, as well as A Barracks, on the jail site to prepare for the eventual construction of the new jail Secure Entry Center (SEC). Existing utilities, storm drainage, and site lighting will be assessed and modified as required to maintain current function and/or prepare for the eventual construction of the SEC.

The new SEC facility, which is proposed to be 11,200 square feet will be designed to consolidate and, in some cases, replace existing programmatic functions on the existing site. The overall goal of the facility is to keep short-term public visitors on the public side of the site and to screen longer-term visitors (attorneys, clergy, etc.) for access to the secure portion of the site.

Short-term public visitors include:

- Public drop off and pickup at the public property window
- Bail bonding
- Public who are picking up recently released inmates
- Public requiring information or direction
- Deliveries

The facility is designed to allow short term visitors free access to the property window, bail bonding, and APAD (Adult Pre-Arrest Diversion)/ASU (Alternative Sentencing Unit) functions without being screened for entry into the secure portions of the site.

The facility is also designed to direct vehicles entering the secure portion of the site to a single point of entry, where all vehicles will be screened. Public parking for all public visitors is provided outside the secure fencing in the new design.

The new SEC building includes relocated and streamlined release facilities, including property dress-out spaces, holding, and release processing. This moves the release component entirely to the new SEC, vacating those spaces in the existing Central Division building.

### **Background Information:**

A Request for Qualification to comply with CCNA was released on July 16, 2021 with negotiations concluding November 2021.

The contract included fully burdened hourly rates which were negotiated after conclusion of the evaluation process. The rates include all labor, direct/indirect overhead margins/profits, and travel with the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMSA will be reimbursed in accordance with Florida Statutes.

### **Fiscal Impact:**

The Design services has a limit of \$796,308.00 over the seven hundred thirty (730) day term of the contract. Design services for Project 004179A New Jail Checkpoint is included in the Approved FY22-FY27 Capital Improvement Program, Public Safety function, funded by Penny for Pinellas Local Option Infrastructure Sales Surtax.

### **Staff Member Responsible:**

Derek Weaver, Manager Building and Design Services, Administrative Services  
Merry Celeste, Division Director, Purchasing & Risk Management, Administrative Services  
Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Agreement  
Ranking